

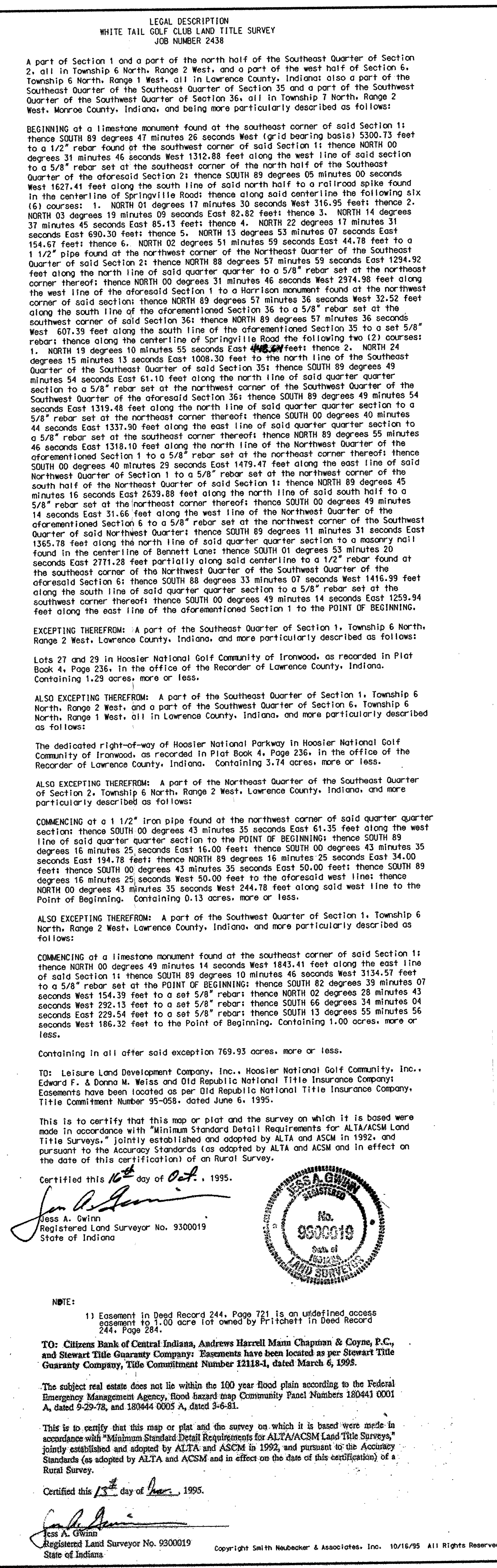
DESIGNED JAG
GRAFTED JCB
CHANGED JCB
DATE MAY 1964

JOB NUMBER
2438

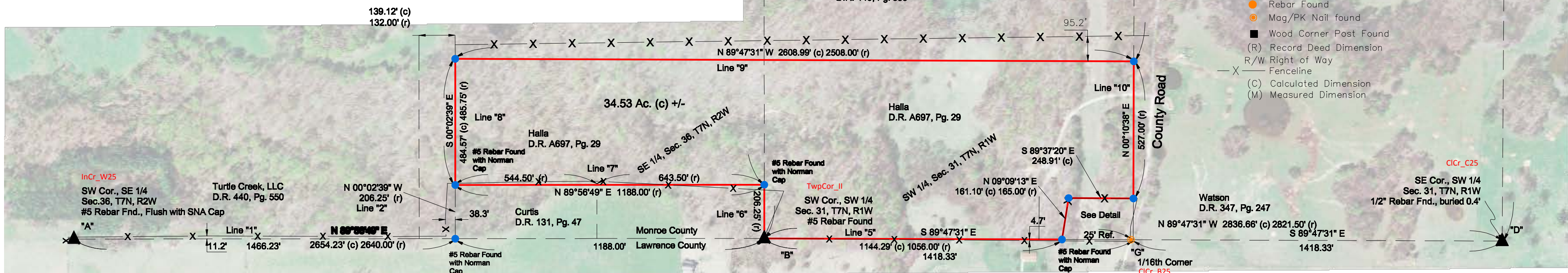
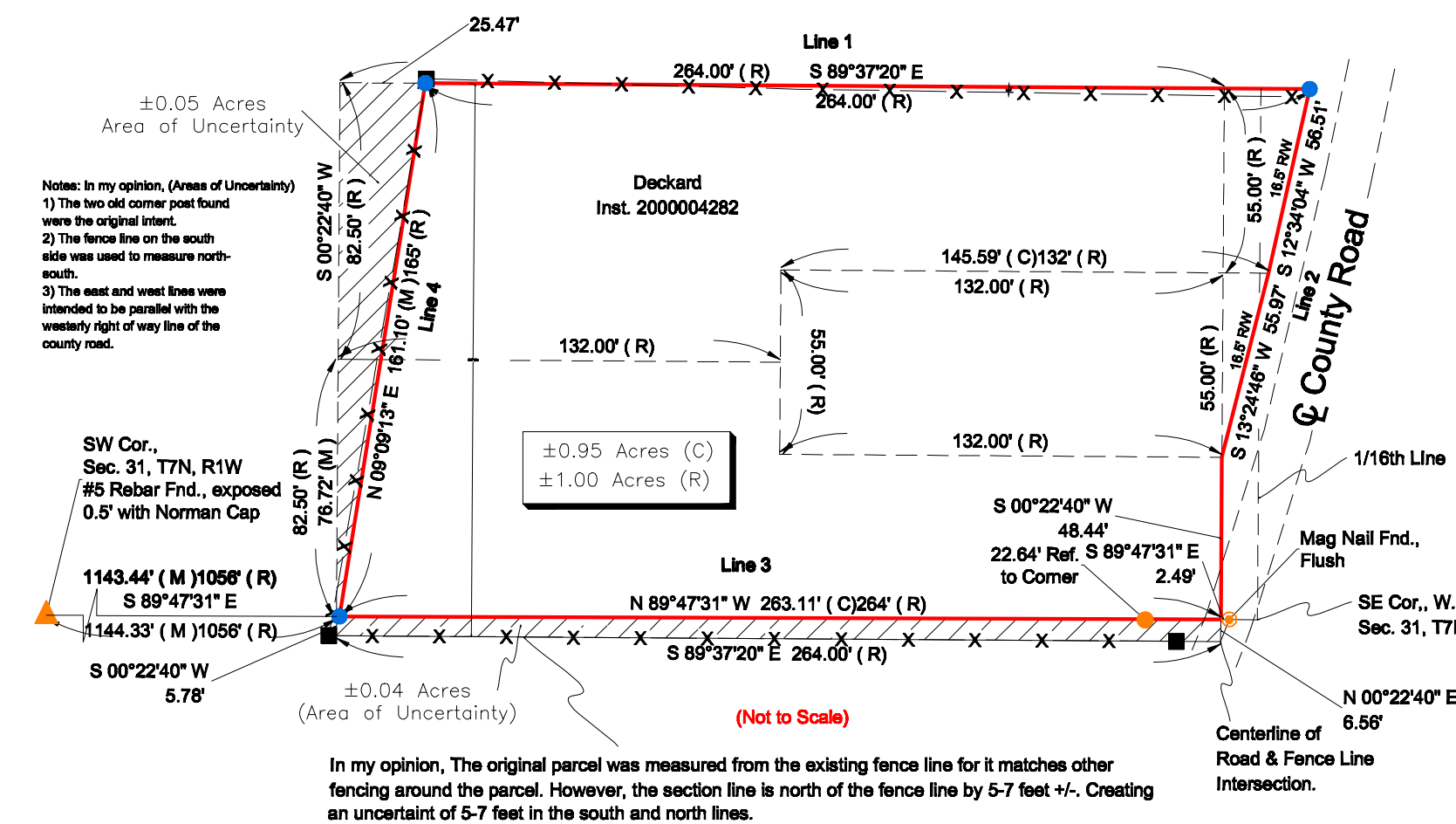
SHEET
1
OF
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DATE **10/16/9**

"2438BDR



Halla Retracement Survey
Part of Section 31, T7N, R1W & Section 36, T7N, R2W
Monroe County, Indiana



SURVEYORS REPORT
 Prepared for Reva K. Deckard for property described in Instrument #200000428 and situated in the Southwest Quarter of Section 31, Township 7 North, Range 1 West, Monroe County, Indiana per the records of the Monroe County Recorder's Office. The purpose of this survey was to perform a RETRACEMENT SURVEY of said Instruments stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is Grid North per GPS observations.

Last date of fieldwork noted on 4/18/2013.

REFERENCE SURVEY INFORMATION:

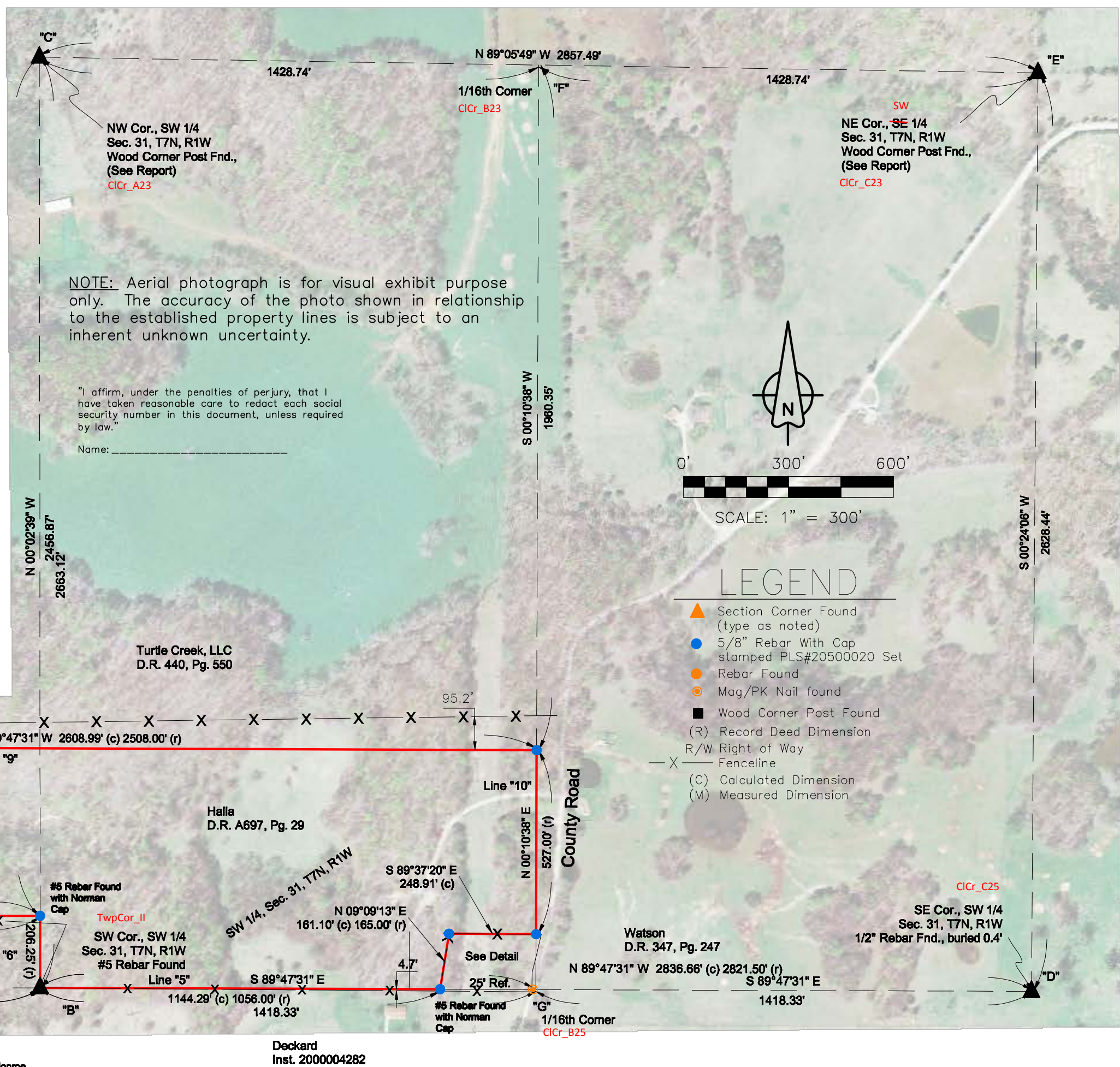
- 1) All reference deed information was obtained through the records of the Monroe County Recorder's Office.
- 2) All reference Section corner information was obtained through the records of the Monroe County Surveyor's Office.
- 3) A survey performed by myself of the south & southeast adjoiners parcel was referenced during this survey. (Curtis Survey, Job No. 11139 & Deckard Survey, dated April, 2013)
- 4) A survey by Lee Ut, PLS, dated April 19, 1988 was referenced during this survey.
- 5) A survey by Michael D. Arena, PLS, dated January 22, 1988 was referenced during this survey.
- 6) Two surveys by Smith Neubecker and Associates of the West Adjoiners tract and the south adjoiners tract were referenced during this survey.

FINDINGS OF FACTS:

- 1) Old Wood corner post were found broken off near the southwest and northwest corners of the subject tract.
- 2) Old existing fence was found near the south & north lines of the subject parcel.
- 3) Norman reference rebar found 25 feet west of a Norman Mag Nail at the intersection of the Quarter section line and the centerline of the county road.
- 4) Several Rebars with Norman caps were found per said Curtis Survey & Deckard Survey.
- 5) #5 Rebar found at the Southwest corner of the Southwest Quarter of Section 36 was held this survey for it is called for in the west adjoiners deed and is referenced on the surveys by SNA, Inc. mentioned above.
- 6) The Southwest corner of the Southwest Quarter of Section 31 was determined by holding evidence found in the field such as fence lines and a said survey by Lee Ut. A rebar was found Southwest, 24.00 feet from the calculated corner. This corner was set by SNA, Inc. This creates an uncertainty in this corner of 24 feet more or less. In my opinion this corner is an obliterated corner and was reset by evidence found in the field as stated above.
- 7) Wood corner post found at the Northwest corner of the Southwest Quarter of Section 31, T7N, R1W. Wood corner post was found lying on side and the base was located.
- 8) Half inch rebar was found at the Southeast Corner of the Southwest Quarter of Section 31 per said Ut survey and was held this survey. A SNA, Inc. rebar was found Southwest, 115.96 feet from the said corner.

THEORY OF LOCATION:

- Line 1: Determined by holding the existing fence line on the south side of the subject tract and offsetting the record dimension of 165 feet and this fits the existing fence line along the north line within 1-2 feet more or less. It is my opinion, that when the original description was laid out they measured from the fence line on the south side of the subject tract. However, this creates an uncertainty of 5-7 feet in this line. No original section corners were found along this line and this could also create the uncertainty.
- Line 2: Determined by holding the record call of "to the west line of the said road". I offset the centerline of the county road 16.5 feet and then measured between the old corner post near the northwest corner of the subject tract and it measured 264.00 feet the record deed dimension. The south end of Line 2 was determined by holding the record deed call for the intersection of the section line and the centerline of the county road and then going north 55 feet.
- Line 3: Determined along the section line between found monuments.
- Line 4: Determined by holding the record deed dimension of 264 feet along the north and south lines.
- Line 5: Determined along the south line of the section between the corners labeled "B" and "D". See Finding of Facts for how the corners were determined.
- Line 6: Determined by record dimensions along the east line of the section between the corners labeled "B" and "C". See Findings of Facts for how the corners were determined.
- Line 7: Determined by record dimensions and made parallel with the section line.
- Line 8: Determined by holding the record dimension of 1188 feet and making it parallel with the quarter section line. This creates an uncertainty of 7-8 feet in this line. This method was used due to the lack of monumentation in the section. In one deed it calls for the 1188 feet and another calls for it to be 132 east of the 1/16th line. Therefore, creating the uncertainty of 7-8 feet.
- Line 9: Determined by paralleling the south line of Section 31 at the record east line dimension of 527 feet.
- Line 10: Determined by holding the 1/16th line and using the record distances per the deed. Also, see Line 1 determination.



SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS:

- 1) No original section corners were found on this survey and could have an uncertainty of 5-7 feet due to other physical evidence.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS:

- Deckard Tract:
 1) The record description calls for north and south calls and it appears that the description was intended to be measured west from the centerline of the county road and the west line of the county road. Which makes the north-south calls northeasterly-southwesterly directions. See Plat for areas of uncertainty.
- 2) See Findings of Facts.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat

SURVEY CLASSIFICATION: The subject tract lies within an area classified as an Rural survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Foresight Land Surveying, Inc., if you have any questions.

LAND SURVEYORS CERTIFICATION:

This survey was performed wholly under the direction of Travis A. Norman, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

TRAVIS A. NORMAN, PLS LS#20500020 DATE



Foresight Land Surveying, Inc. d.b.a.

NB Daniel Blann & Travis Norman Land Surveyors

Phone: (812) 358-4170 Fax: (812) 358-4192
 Address: 410 N. Sugar St., Brownstown, IN 47220

Date: 4/7/2014 Drawn by: TAN Scale: 1" = 300'
 Project No. #11139 Checked by: TAN Sheet 1 of 1